

July 3, 2013 Planning Commission Minutes

The Eudora Planning Commission met in regular session on Wednesday evening, July 3, 2013 in the Eudora Municipal Building. Six members were present: Chairman Kurt von Achen, Vice Chairman Richard Campbell, Glenn Bartlett, Jason Hoover, Tim Pringle and Johnny Stewart. Grant Martin was absent.

Also present were City Manager Mike Press, Codes Administrator Curt Baumann, Consultant Scott Michie of Scott A. Michie Planning Services, City Management Intern Barack Matite, Public Works Director Mike Hutto, Dean Grob of Grob Engineering Services LLC, Kendall C. Low of Piper-Wind Architects, Inc., Doug Pickert of Indigo designs Inc., and Reporter John Schulz.

Chairman von Achen called the meeting to order at 7:00 pm, the Pledge of Allegiance was recited and the minutes of the June 6, 2013 meeting were approved as circulated. The chairman invited Mike Press to speak, noting that he is no longer Interim City Manager, but has been chosen as the full-time manager of the City of Eudora. von Achen welcomed him to the position.

Press told the commission members he is grateful for the confidence the city has placed in him and he finds this to be an exciting time for Eudora. He said he has inherited competent leadership and that the city is very well run and well managed now, so he feels he can concentrate on developing strategic aspects of economic development and will work to help the city bring in new businesses, both small boutiques and large industries to the Industrial Park.

Intern Matite and Building Inspector Baumann had prepared the building inspector's report, showing 27 permits issued in June with a total valuation of \$255,650. The permit that raised the valuation to that amount was issued for 2218 Quail Court, \$209,486, a fire remodeling.

No one spoke in the public comment period so noting there were no public hearing items the chairman called for the one item under Old Business: Consider a final site plan submitted by Grob Engineering Services LLC, Lawrence, for Holy Family Catholic Church, 820 Birch Street, Eudora. He asked Consultant Michie for his comments.

Michie said that the June commission meeting considered a preliminary site plan for the church, but in a discussion after that meeting as guided by Chairman von Achen, the city interpreted the Zoning Regulations to require only a final site plan where there is no rezoning attached—as in this case—and that therefore the applicant need only submit a Final Site Plan application, and that is to be considered this evening.

Michie then reported on the plan as revised by the applicant with city staff review. He itemized the improvements that had been approved, and listed the items that still need the Planning Commission's consideration. The items that had been approved included:

1. Existing curb cuts on Birch Street will remain with the northern most (closest to 8th Street) narrowed from 20 feet down to 16 feet for better delineation of the parking lot exit and better

alignment with the angled parking spaces. The southern cut off Birch Street would serve as the one-way entrance to a wider travel lane (widened to 20 feet from 15 feet) as a fire lane access.

2. In this revised final site plan the applicant has opted for no phase-in option for off-street parking, instead providing off-street parking at the city's required ratio of one-to-three, based on fewer seats installed: 158 spaces provided for 474 seating capacity. If more seats are sought in the future, the applicant has indicated the church will either add off-street parking on land they own west of Birch Street, or seek a variance from the Board of Zoning Appeals. Concerning ADA spaces, the six proposed van-accessible spaces are adequate.

3. Landscaping: In this application no buffer screening/landscaping is needed, as adjacent zoning is the same as the applicant's zoning. Other standards exceed Eudora's requirements since existing trees are being preserved whenever possible, and street trees have been moved off public right-of-way on the north property line in excess of minimum.

4. Proposed curb-line sidewalks are shown on both Birch Street and 8th Street.

5. Outdoor lighting is approved with installation of hooded fixtures and light standards no taller than 25 feet.

6. A screen structure has been added to the site plan for storing roll carts.

The items that Michie recommended that the Planning Commission will need to consider and resolve included the Stormwater Plan and the Parking Lot Access Revisions which have been redesigned to meet fire lane access requirements at the recommendation of the fire chief.

Under stormwater, Michie said the applicant has re-engineered a two-chamber stormwater conveyance, increasing the carrying capacity (and holding capacity) of the storm sewer piping and curb inlets, in response to the June 25 findings of the consulting city engineer, Curtis Talcott. (Letter attached.) So no waiver of APWA criteria is requested. Further, no off-site grading is required or proposed, given the on-site stormwater conveyance enhancements.

A letter dated July 3, 2013 from Curtis Talcott, P.E. was on the table for the commissioners to read. It stated that the storm pipe that is stubbed out for future use near the drop-off area should be relocated to avoid the proposed gas line, and that calculations should be provided with construction plans showing that the flow rates post-construction do not exceed pre-construction peak flows for the 2, 10 and 100 year storm events. Also the 5 foot curb notch is to serve as an outlet for storm events in excess of the 100 year event or clogging of the curb inlet shown in the parking lot. Construction drawings shall provide elevations showing that the curb inlet is lower than the curb notch and runoff from the parking lot will not flow directly through the curb notch.

Talcott's letter further stated that after speaking with Dean Grob about the need to move the stubbed storm pipe, Grob agreed it should be moved slightly, and with the above conditions to be met on the construction plans, Talcott recommended approval of the stormwater management plan.

The fire lane access requirements listed were:

1. The applicant has realigned and redesigned turning radius inside the parking lots.
2. Widening of travel aisles (from 24 feet to 26 feet wide in the double-loaded 90 degree lot, and 15 feet to 20 feet wide in the angled lot).
3. Narrowing of planting islands (from 12 feet to 10 feet) in the east parking lot.
4. Elimination of overhead electric line across the west parking lot travel aisle.
5. Marking and signing of “No Parking—Fire Lane” at designated locations.
6. Other access issues that may be further considered upon final review of the submitted parking lot design in consultation with the fire chief.

Chairman von Achen opened the meeting for discussion and Glenn Bartlett asked about vacating the power line.

Michie answered that according to the 2006 International Fire Code which the city has adopted, section D 105 states that overhead lines shall not be located within the fire department roadway, so the line will have to be removed. Michie added that this specification isn't normally on a final site plan, but the chief says the line has to come out so you can consider it or not.

Doug Pickert came forward and said that from the very beginning, two years ago, the church planning committee has intended to have the overhead line removed, and he asked if the cost is known. Public Works Director Hutto was ready with the answer, \$107,500 to take it down and replace it with a buried line.

Chairman von Achen asked if the commission was ready to take action? Richard Campbell declared conflict of interest and left the table.

Jason Hoover asked Grob why no curb cut is shown for the six handicapped spaces? Grob answered that it is flat and he just failed to show it.

Chairman von Achen repeated Hoover's question, asking again why the plan shows a regular curb and not a flat curb? "I am going to have to vote against this plan," he said. Things needed aren't drawn. We don't see the storm water detention pipe sizes; where the buried electric line will be is not shown, the grading misses the curb inlets and runs storm water across a neighbor's property. I'm not happy not seeing where the light line will run. I have to approve of this before I can vote for it. I don't say you are trying to pull the wool over our eyes, but there is too much missing. "I am going to have to vote against it," he repeated.

Grob came forward to answer the criticisms. He said the grading will slope from both north and south to the curb inlet on the south end, and that the walkout basement was a complication. He said he didn't call out the specific elevations and he didn't find the figures necessary on an already cluttered site

plan, since the city engineer had the pipe measurement. He said it is probably only the 100 year flood event that will cross a neighbor's property and he said he went through the check list provided and didn't believe he deviated from it.

After a bit more discussion **Johnny Stewart moved to approve the final site plan as submitted.** Tim Pringle said he would second the motion but asked, "What about the flat curb and moving the power line?" Stewart said that since the light line was a fire recommendation and not from the Planning Commission staff, he didn't know if it should be added.

City Manager Press suggested Stewart make an amended motion, adding the words, "providing that the applicant abide by all adopted city codes."

Stewart reworded the motion and moved that the planning commission approves the final site plan as submitted, providing that the applicant abides by all adopted city codes. Tim Pringle seconded the motion and the vote was 3-2 in favor with Chairman von Achen and Jason Hoover casting the dissenting votes.

Richard Campbell returned to the table and moved that the meeting adjourn. Glenn Bartlett seconded the motion and the meeting adjourned at 7:39 pm.

Signed: _____
Chairman Kurt von Achen

Signed: _____
Marjorie Gronniger, Secretary